

Planning and Zoning Commission
July 12, 2006 Regular Meeting Minutes

1. CALL TO ORDER

The July 12, 2006 regular called meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street. With a quorum present, Chairman Al Kosik called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present for roll call were Chairman Al Kosik, Commissioners Sandy Arnold, Dale Austin, John Latchford, Michael Morales, David Pavliska, and Ray Thibodaux. Absent were Vice Chairman Drapes and Commissioner Larry Quick. Staff included Jim Stendebach, Planning Director; Susan Brennan, Planning Coordinator; Bernadette Hayes, Senior Planner; Shannon Burke, Senior Planner; Eric Loughout, Public Works; James Hemenes, PARD; Charlie Crossfield, Sheets & Crossfield; and Amy Swaim, Planner Tech.

3. APPROVAL OF THE JUNE 7, 2006 REGULAR MEETING MINUTES

Motion: Motion by Commissioner Arnold, second by Commissioner Thibodaux to approve the June 7, 2006 Regular Meeting minutes.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

4. CONSENT AGENDA

Items 4.A., 4.B., and 4.C. were pulled for discussion. The following items remained on the Consent Agenda:

4.D. Consider the Final Plat of 620 Medical Center, application no. 2006-019-FP.

4.E. Consider the Final Plat of Stepping Stone School XV, application no. 2006-030-FP.

4.F. Consider the Final Plat of Old Settler's Center, application no. 2006-032-FP.

Motion: Motion by Commissioner Pavliska, second by Commissioner Austin to approve Consent Agenda Items 4.D., 4.E., and 4.F.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

Pulled Items:

4.A. Consider the Revised Preliminary Plat of Paloma Lake Sections 10-12, application no. 2006-007-PP.

The number of access points into this development, a divided median at the entrance and adequate fire department access were points discussed.

Motion: Motion to approve by Commissioner Arnold, second by Commissioner Pavliska.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

4.B. Consider the Preliminary Plat of Preserve at Dyer Creek, application no. 2006-010-PP.

Commissioner Arnold stated she would abstain from voting on this item.

Motion: Motion to approve by Commissioner Austin, second by Commissioner Thibodaux.

Vote: AYE: Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. Abstained: Commissioner Arnold. The vote was 6-0.

4.C. Consider the Preliminary Plat of East Chandler Retail Center Revised Preliminary, application no. 2006-011-PP.

The number of easements shown on this plat was questioned. The engineer noted some of these would be vacated while the remaining would not hinder development of this tract.

Motion: Motion to approve by Commissioner Pavliska, second by Commissioner Thibodaux.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

5. ADDITIONAL PLATS

5.A. Consider the Final Plat of Preserve at Dyer Creek, application no. 2006-033-FP.

Ms. Hayes reviewed the details of this plat noting staff recommended approval with the following condition: The final plat shall not be recorded until the proposed zoning and annexation requests are approved by City Council. Commissioner Arnold stated she would abstain from voting on this item.

Motion: Motion by Commissioner Pavliska, second by Commissioner Thibodaux to approve with one (1) condition.

Vote: AYE: Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. Abstained: Commissioner Arnold. The vote was 6-0.

5.B. Consider the Preliminary Plat of Carlin Subdivision, application no. 2006-009-PP.

Ms. Hayes reviewed the details of this plat noting staff recommended approval with the following three (3) conditions: 1. The partial vacation of the St. William's Catholic Church plat is approved. 2. Add a benchmark to the final plat. 3. Add the following note: "The existing structure on Lot 2, Block A is encroaching on the lot line and is considered non-conforming, therefore, no additions to this structure will be permitted until the encroaching is eliminated."

Motion: Motion by Commissioner Arnold, second by Commissioner Austin to approve with three (3) conditions.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

6. TABLED ITEMS NOT REQUIRING PUBLIC HEARING

6.A. Consider the Final Plat of CR122 at Paloma Lake, application no. 2006-014-FP.

The applicant requested this item be tabled until the August 16, 2006 meeting.

6.B. Consider the Final Plat of Paloma Lake Section 17A, application no. 2006-015-FP.

The applicant requested this item be tabled until the August 16, 2006 meeting.

6.C. Consider the Final Plat of Paloma Lake Section 17B, application no. 2006-016-FP.

The applicant requested this item be tabled until the August 16, 2006 meeting.

6.D. Consider the Final Plat of Paloma Lake Section 18, application no. 2006-017-FP.

The applicant requested this item be tabled until the August 16, 2006 meeting.

Motion: Motion by Commissioner Pavliska, second by Commissioner Arnold to table items 6.A. – 6.D.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

7. TABLED ITEMS REQUIRING PUBLIC HEARING

7.A. Consider public testimony regarding the application filed by CARS-DB4, L.P., to replat 10.00 acres described as Round Rock Nissan Amended Plat, application no. 2006-029-FP.

The applicant requested this item be tabled until the August 16, 2006 meeting. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, the public hearing was closed. Chairman Kosik noting the applicant's request, he asked if there was a motion to continue the public hearing until the next meeting.

Motion: Motion to continue the public hearing until the next meeting by Commissioner Pavliska, second by Commissioner Arnold.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

7.B. Consider a recommendation to approve the replatting of Round Rock Nissan Amended Plat, application no. 2006-029-FP.

The applicant requested this item be tabled until the August 16, 2006 meeting. Chairman Kosik noting the applicant's request, asked if there was a motion to table this item until the next meeting.

Motion: Motion to table this item until the next meeting by Commissioner Arnold, second by Commissioner Pavliska.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8. ZONING AND PLATting: PUBLIC HEARING/DISPOSITION

8.A. Consider public testimony regarding the application filed for the approval of Highland Hwy 79 Commercial Concept Plan, application no. 2006-004-CP.

Ms. Hayes gave an overview of the proposed development. She noted this concept plan had ten (10) commercial lots and would be developed in two phases. Staff recommended approval with the following two (2) conditions: 1. Change the block designation and add Block B to the plan. 2. Provide the ultimate 100-year floodplain on the preliminary plat. Also, correct the legend and place the word "ultimate" before the 100-year floodplain limits site.

Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward.

- Dwight Lamb (2009 E. Palm Valley) wanted to know how this development would affect his property.

Seeing no other speakers, the public hearing was closed.

8.B. Consider a recommendation to approve Highland Hwy 79 Commercial Concept Plan, application no. 2006-004-CP.

Steve Widacki, the project engineer stated the access easement to the Lamb property would remain. Ms. Hayes verified that it was also within the Round Rock city limits and zoned C-1. Future access and the 100-year flood plain issues were addressed.

Motion: Motion by Commissioner Austin, second by Commissioner Thibodaux to approve with two (2) conditions.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8.C. Consider public testimony regarding the application filed for the approval of Bradford Plaza Concept Plan, application no. 2006-005-CP.

Ms. Hayes gave an overview of the proposed development. She noted the proposed development was in accordance with the General Plan and staff recommended approval. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward.

- Aaron Walsh (2900 Donnell Drive) was concerned about additional traffic, noise and security.

- Harold Jones (2908 Donnell Drive) was concerned about additional traffic and the possibility of a buffer fence.

- James Ritter (2922 Donnell Drive) shared the same concerns as his neighbors but was also concerned that the proposed development would be safe for children.

Seeing no other speakers, the public hearing was closed.

8.D. Consider a recommendation to approve Bradford Plaza Concept Plan, appl. no. 2006-005-CP.

Ms. Hayes and Mr. Stendebach reviewed the interface requirements between commercial and residential developments including landscape buffers and fencing.

Motion: Motion to approve by Commissioner Arnold, second by Commissioner Austin.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8.E. Consider public testimony regarding the application filed by City of Round Rock to zone 32.172 acres of land out of the Robert McNutt Survey, Williamson County, Texas, to AG (Agricultural), application no. 2006-013-Z.

Mr. Burke stated the City planned to annex this tract on July 13th. He noted the property owner did not have development plans at this time and Agricultural zoning would reflect the current use. This would be compatible with the neighboring land use and staff recommended approval. Chairman Kosik

opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, he closed the public hearing.

8.F. Consider a recommendation to approve the zoning of 32.172 acres to AG (Agricultural), application no. 2006-013-Z.

Motion: Motion to approve by Commissioner Thibodaux, second by Commissioner Austin.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8.G. Consider public testimony regarding the application filed by Sproull/AmorRon Limited Partnership to rezone 3.109 acres of land known as Lot 4, Block 2, of the First Resubdivision of AmorRon Park, from LI (Light Industrial) to C-1a (General Commercial-Limited), application no. 2006-015-ZC.

Mr. Burke outlined the history of this tract. He noted this tract had been included in an area reclassified from Industrial to Commercial on the Future Land Use Map. Staff supports the applicant's request. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, he closed the public hearing.

8.H. Consider a recommendation to approve the zoning of 3.109 acres from LI (Light Industrial) to C-1a (General Commercial-Limited), application no. 2006-015-ZC.

Motion: Motion to approve by Commissioner Pavliska, second by Commissioner Thibodaux.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8.I. Consider public testimony regarding the application filed by Whitney Partnership to zone 5.95 acres of land out of the Willis Donoho Survey, Williamson County, Texas, to C-2 (Local Commercial), application no. 2006-014-Z.

Mr. Burke outlined this zoning request. Staff supports the request and believes that C-2 zoning will ensure compatibility between the homes directly to the north of the property and commercial development. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, he closed the public hearing.

8.J. Consider a recommendation to approve the zoning of 5.95 acres to C-2 (Local Commercial), application no. 2006-014-Z.

Motion: Motion to approve by Commissioner Pavliska, second by Commissioner Austin.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8.K. Consider public testimony regarding the application filed by McNeil Retail Ltd. to amend the development standards related to the primary access drive of PUD 65 (Planned Unit Development), application no. 2006-017-ZC.

Mr. Burke explained the proposed amendment to PUD 65 would allow a private drive to be used as an alternative public access through the PUD. This would eliminate the need for "flag lots" in order to

access IH-35 or University Blvd. and allow the City to set certain conditions for this roadway. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, he closed the public hearing.

8.L. Consider a recommendation to approve an amendment to PUD 65, app. no. 2006-017-ZC.

Motion: Motion to approve with conditions by Commissioner Pavliska, second by Commissioner Arnold.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

8.M. Consider public testimony regarding the application filed by McNeil Retail, Ltd. to replat 42.5 acres described as Lot 2 of East Chandler Retail Center, application no. 2006-034-FP.

Ms. Hayes outlined the history of this tract. With the approval of the preliminary plat earlier in the evening, staff recommended approval with no conditions. Chairman Kosik opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing none, he closed the public hearing.

8.N. Consider a recommendation to approve the replatting of Lot 2 of East Chandler Retail Center, application no. 2006-034-FP.

Motion: Motion to approve by Commissioner Arnold, second by Commissioner Austin.

Vote: AYE: Commissioner Arnold, Commissioner Austin, Commissioner Latchford, Commissioner Morales, Commissioner Pavliska, Commissioner Thibodaux, and Chairman Kosik. The vote was 7-0.

General Comments:

- Outlet Mall Opening Day – August 4th
- Aerial photographs are being re-flown over the next two years.
- Capital Improvements Report – Generate an Executive Summary on the Impact Fees after the agreements are signed for the Builders Association.
- Welcome to the new Commissioners Michael Morales and John Latchford.
- APA State Conference planned for October 18 – 21 in Corpus Christi.

9. ADJOURN

There being no further discussion, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

**Diane Buck
Planner Tech**